

City of Renton Planning Commission

Farmers Markets, Mobile Food
Vendors & Temporary Merchant
Vendors

Docket Item 06-14
March 12, 2008

The Docket Request



- Docket item to resolve the inconsistency between the definition for “outdoor retail sales” and the allowed uses in the Center Downtown (CD), Center Village (CV), Commercial Arterial (CA), Light Industrial (IL), Medium Industrial (IM), and Heavy Industrial (IH) zone.

Background



- Outdoor retail sales defined as *“the display and sale of products and services primarily outside of a building or structure, including but not limited to garden supplies, tires and motor oil, produce sales, farmers’ markets, manufactured homes, burial monuments, building and landscape materials, and lumber yards. This definition excludes adult retail uses, or vehicle sales.”*
- Notes 15 and 30 limit uses to *“building, hardware, garden, sales of mobile or manufactured homes, lumberyards, and monuments/tombstones/gravestones”*.

Background



- Development Services determined that farmers markets and produce stands are by-right uses in CA, CV & CD zones.
- Temporary use permits only applicable when uses are not regularly permitted.
- Currently, the City allows mobile food vendors, farmers markets and produce stands in:
 - CV, CA, CD, IL, IM & IH zones
 - Site Plan review process through Development Services and business license are required.
 - King County Department of Health approval

Key Issues for Discussion



- Should Farmers markets, mobile food vendors and temporary merchant vendors be permitted in the CN zoning district?
- Should farmer’s markets and mobile push carts be permitted in the CD zone but restrict other vendors?
- How do we classify mobile food vendors vs. vendors with merchandise?
- Should time limits be placed on mobile food & temporary merchant vendors?
- Should we amend the definition for outdoor retail sales to include *“mobile food & temporary merchant vendors”*?

Proposed Definitions

Revised Definition – Outdoor Retail Sales



- “the display and sale of products and services primarily outside of a building or structure, including but not limited to garden supplies, tires and motor oil, produce sales, farmers’ markets, mobile food vendors, temporary merchant vendors, manufactured homes, burial monuments, building and landscape materials, and lumber yards. This definition excludes adult retail uses, or vehicle sales.”

Farmers Markets



Farmers Market: A public market at which farmers and often other vendors sell agricultural produce, which includes the sale of flowers directly to consumers.



Farmer’s Markets



Farmers Market: A public market at which farmers and often other vendors sell agricultural produce, which includes the sale of flowers directly to consumers.



Mobile Food Vendors



Mobile Food Vendor: is a person who sells at retail food or beverages, to the public from any vehicle, which is designed to be readily movable and located within the boundaries of the City. Mobile food vendors include push carts, mobile kitchens, hot dog carts, pretzel wagons or similar uses.



Temporary Merchant Vendors



Temporary Merchant Vendor: Any person, whether owner or otherwise, who engages in a temporary business of selling and delivering goods, wares, merchandise and services within the City. Temporary merchant vendors includes the hiring, leasing or occupying of any building, structure or motor vehicle within the City that is used for the exhibition and sale of goods, merchandise or services. This excludes the sale of food, produce and beverage services.



Time Limits



- Should mobile food vendors be permitted and if so what time limits should be applied?
- What time limits are to be applied to temporary merchant vendors?
- Farmer’s Markets? (Seasonal time frame)

Time Limits



Jurisdiction	Food Vendors	Merchant Vendors
Redmond, Oregon	7 days	7 days
Issaquah, WA	Temporary Use	Temporary Use
Kent, WA	Hours of operation (Annual license)	Hours of operation (Annual license)
Redmond, WA	Special Use	Special Use
Lafayette, Colorado	120 days	120 days

City Council Direction

Changes to Proposal



- Feedback from City Council indicates a revised proposal
- Council is supportive of farmers markets and mobile pushcarts
- Also supportive of outdoor display incidental to a primary business
- Uses such as Christmas tree lots to be accommodated

Revised Proposal



- New proposal brought back to Commission for discussion
- Explore issues such as defining mobile pushcarts or other truly mobile vendors
- Timeframe and location of mobile vendors need to be defined
- Accessory uses to a primary business to be permitted

Conclusion



- Planning Commission feedback on:
 - Should the City allow farmers markets and mobile vendors and pushcarts in the CN, CV, CA, CD, IL, IM & IH zones?
 - How do we define mobile vendors?
 - Should mobile vendors restricted to a specific period, 24 – 48 hours?
 - What about location?
 - What about time limits for farmers markets?

